

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON FEBRUARY 1, 2006, AT 5:00 P.M. IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBER.

Members Present: Tom Bowen, Jerri Harwell, Sue Ryser, Geoff Armstrong, Jim Keane, Amy Rosevear, Gordon Nicholl

Members Excused: JoAnn Frost

Staff Present: Planning Manager Michael Black, Community Development Director Kevin Smith, Deputy City Recorder Sherry McConkey

Others Present: Steve Hopkins, Jim Smvin, Peter Brunjes

**1. Public Comment**

No public comment was given.

**2. Action Item – Old Mill IV – Architecture Review Committee**

Mr. Black explained that the Gateway Overlay Zone adopted by the City, and the pending Gateway Design Guidelines state that all developments in the Gateway Zone are required to be reviewed and approved by the Architecture Review Committee (ARC). As the City has not appointed an ARC, the Planning Commission is acting as the de facto ARC.

Beckstrand and Associates has proposed an office building to be located at 6322 South 3000 East, which is located in the Gateway Zone. Mr. Black explained that the ARC is responsible for evaluating all aspects of the project including but not limited to the following:

1. Landscaping
2. Lighting Schemes
3. Gateway monuments
4. Architecture
5. Signage
6. Street Furniture
7. Site layout
8. Any other gateway or site design items

Ms. Ryser questioned the proximity of the building in relation to the other buildings on site.

Paul Smvin representing Beckstrand and Associates, presented vignettes that showed a variety of 2D views of the proposed development and landscaping.

Ms. Ryser asked who would be responsible for the landscaping of the UDOT property once the landscaping is complete.

Mr. Black explained that a license agreement is in place which gives Beckstrand and Associates permission to access and maintain the UDOT property and that the issues of maintenance should be part of the conditions if approved.

Peter Brunjis, VCBO architects, gave an overview of the project to the Commission and answered questions regarding the landscaping, parking, lighting, and glass for the proposed project.

Mr. Armstrong and Mr. Nicholl inquired about the parking available at the building and what the plan is to accommodate additional tenants.

Steve Hopkins stated that currently there are 1450 parking stalls with plans to add an additional 450 stalls.

Steve Hopkins said that one option is to have parking available in Holladay, but are also looking at other options at this point.

Ms. Ryser asked if onsite public transportation will be available. Mr. Black stated they have discussed this issue and they are looking in to it.

Peter Brunjis, will put together a 2D vignette that gives a better view of the proposed landscaping.

Gordon Nicholl moved to approve the Certificate of Design Compliance as recommended to Staff with the Conditions set forth discussed with the understanding that landscaping will be reviewed during the Conditional Use. Motion was seconded by Jerri Harwell and passed unanimously on voice vote.

**3. Review Item – Draft Mixed Use Zone**

Mr. Black presented the proposed Mixed Use Zone to the Commission. The Commissioners will respond in writing to Mr. Black. Mr. Black will make the proposed changes and bring it back to the Commission in two weeks for review.

**4. Adjourn**

Ms. Harwell moved to adjourn. Motion was seconded by Mr. Armstrong and passed unanimously on a voice vote.

Approved: 2-14-06 sm